

BROADLANDS
Modifications Subcommittee Design Guidelines

Revisions

| DATE | TYPE OF REVISION |
|-------------|---|
| Jan-96 | |
| Oct-96 | |
| Dec-96 | |
| Feb-97 | |
| Sep-98 | |
| Jan-99 | |
| Sep-99 | |
| Feb-00 | |
| Mar-01 | |
| May-02 | |
| Sep-03 | |
| Nov-04 | |
| Apr-05 | |
| Aug-07 | Trash Enclosures |
| Oct-08 | Decks |
| Aug-09 | Rain Barrels |
| Mar-10 | Fences |
| May-10 | Fence/Landscaping |
| Dec-10 | Solar Collectors |
| Feb-11 | Lattice |
| May-11 | Fences |
| Sep-12 | Decks/Lattice |
| Apr-13 | Basketball - VDOT |
| Apr-13 | Decks - Section 200 DG's added |
| Aug-13 | Decks - Section 200 Townhouse exhibits added |
| Aug-13 | Deck – Section 200 DG's revision |
| Oct-13 | Deck – White Composite Decks Allowed In Townhomes |
| Oct-13 | Deck – Opaque Stains Allowed for Townhomes |
| Oct-13 | Separate Deck Design Guidelines for Townhomes |
| Jun-14 | Mailboxes |
| Jul-14 | Play Equipment |
| Sept-14 | Townhouse Section 3 – Deck Depth Size Changed |
| Sept-15 | Signs – Number of Political Signs Allowed & Sign Location |
| Oct-15 | Gutters & Downspouts – Buried Extension Pipes Added |
| Oct-15 | Lighting – Lamp Posts & Holiday Décor |
| Oct-15 | Fences – Lighted Posts Caps, Stain App Required, Links to Fence Style & Specs |
| Oct-15 | Decks – Materials, Stain App Required, Links To Sec 200 Deck Spec Limitation |
| Jun-16 | Tree Removal – Any Tree Removal Requires Application – Stump Removed Below Ground Level |

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| Jun-16 | Landscaping – Vegetable Gardens Added |
| Jul-16 | Major Additions – Submission Requirements |
| Jul-16 | Decks – Submission Requirements |
| Jul-16 | Porch/Screened Porches – Submission Requirements |
| Nov-16 | Air Conditioners/Heat Pumps – Additional Drainage Pipes Buried Below Ground, Water Flow Must Not Affect Neighboring Properties |
| Nov-16 | Driveways – Extensions Added and Illustration |
| Mar-17 | GEO Thermal Heating/Cooling System – New Guideline |
| Mar-17 | Trash Enclosure – material, bush/tree not allowed for screening, fence screening allowed |
| Apr-17 | House numbers – no application required if same style, size & color as builder numbers. |
| Apr-17 | Mailboxes – House/unit numbers on a curbside mailbox are encouraged. |
| Aug-17 | Windows – On same elevation should be same type, material, color & detailing. Specialty windows such as encasement will be considered on a case by case basis. |
| Mar-18 | Entire Landscaping Guidelines Revised Deck Over product added to design guidelines |
| Jul-18 | Shed size for lot size revised. Foundation base requires application. Fences sufficient for screening sheds. Setback for sheds. |
| Jul-18 | Mulch in front or rear yard of townhouses properties does not require an application. Any border for vegetable gardens higher than 10” requires an application. |
| Sept-18 | Probable & fixed basketball goals do not require an application as long as certain requirements are met. |
| Sept-18 | Outer corners of townhouse decks can be cut off at a 45 degree angle approximately 2’ x 2’ in size. |
| April-19 | Spotlights will not be allowed as replacement fixtures at front entry or garage doors. No glare should impact neighboring properties. |